

MINUTES OF THE
CONROE CITY COUNCIL

MAY 9 & 10, 2018

CALL TO ORDER
CALL OF ROLL

PRESENT: Mayor Powell
Mayor Pro Tem Coon
Council Members Gibson, Martin and Snider
City Administrator Paul Virgadamo
City Attorney Marcus Winberry
City Secretary Soco Gorjón

ABSENT: Council Member Ham

After a roll call by the City Secretary establishing a quorum was present, the meeting was called to order at 2:00 p.m. by Mayor Powell.

The meeting agenda, which was posted in accordance with the Texas Government Code, Chapter 551, was presented.

Agenda folders containing data relating to agenda items had been furnished to Council Members prior to the meeting of the Council.

Agenda items were considered by the Council. The action taken concerning such item is shown on the official Council Action Sheet attached hereto and made a part of these Minutes.

After all business properly brought before the Council had been considered, City Council adjourned.


Toby Powell, Mayor

ATTEST:


Soco Gorjón, City Secretary

WORKSHOP AGENDA

OFFICIAL MINUTES OF THE CONROE CITY COUNCIL

Mayor Powell recognized Officer R. Cruz for 10 years of service.

PERFORMANCE BASED CASH INCENTIVE FOR NEORIG

Mayor Powell stated this was a regular based incentive program that has been review and handled through the Industrial Park (CIDC). Mayor asked Council if they had any questions and/or concerns on the proposed Performance Based Cash Incentive Agreement for NEORing as presented. Staff recommended approval.

OSCAR JOHNSON, JR. COMMUNITY CENTER FEASIBILITY STUDY UPDATE

Parks Department Director Mike Riggins introduced Charles Burditt with Burditt Consulting who presented the update on the feasibility study for the Oscar Johnson, Jr Community Center.

UTILITY BILL PRINTING AND MAILING SERVICES CONTRACT

Assistant Finance Director Collin Boothe asked Council to consider awarding the Utility Bill Printing and Mailing Service Bid to Data Prose. Mr. Boothe noted that Data Prose proposal included the cost of postage. The cost per piece is \$0.11, which would result in a savings of \$14,700 per year.

GRACE CROSSING EXTENSION BIDS

Director of Engineering Thomas Woolley asked Council to consider awarding the Grace Crossing Extension Bid to Wadecon, LLC in the amount of \$402,672.

Councilman Gibson inquired if the City had worked with this contractor before. Mr. Woolley answered in the negative but pointed out that references were checked thoroughly and reflected quality work in neighboring counties; including Harris County.

CONSOLIDATED COMMUNICATIONS ESTIMATE FOR SH 105 ACCESS MANAGEMENT PROJECT

Director of Engineering Thomas Woolley presented information on the SH 105 Access Management Project. Mr. Woolley explained that this project would include setting hand holes, pedestals, connecting conduit and pulling copper and fiber cables through existing ducts along West Davis from HWY 75 to IH-45 North. Staff recommended approving the Consolidated Communications utility work in the amount of \$61,696.14.

AMENDMENT TO A DEVELOPER PARTICIPATION AGREEMENT BETWEEN THE CITY AND TPLC29

City Engineer Chris Bogert asked Council to consider an amendment to a Developer Participation Agreement between the City and TPLC29, LLC, to extend City water and sewer mains from the existing mains across SH 105 to approximately 47-commercial acres located within the City Limits. Mr. Bogert explained that in the amendment agreement, the City agreed to design and provide labor to construct an 8-inch water extension at its cost and the Developer agreed to provide an estimated \$25,237.00 for the cost of materials. Mr. Bogert pointed out that the Developer shall be solely responsible for the cost to design and construct the sewer main extension and any easement that may be required. Staff recommended approving the amended agreement as presented.

TRANSPORTATION UPDATE

Barry Goodman with The Goodman Corporation addressed Council, and gave an update on Public Transportation and presented Mr. Webb to present the strategy purpose and traffic results.

CIP UPDATE

Director of Engineering Thomas Woolley gave Council a CIP update. Director of Parks and Recreation Mike Riggins gave an update on the Aquatic Center and Director of Public Works Norman McGuire gave an update on the Wastewater Treatment Plant.

ADOPT A SETTLEMENT AGREEMENT SETTING RATES BY SIENERGY LP

City Attorney Marc Winberry presented an Ordinance to Council for their review and consideration adopting a settlement agreement setting rates and establishing tariffs for the provision of gas utility service by SiENERGY LP for its customers in Conroe. Mr. Winberry explained that previously, Conroe joined a coalition of several cities to review and act upon a rate request filed in January of this year. The consultants were able to reduce the impact of the monthly increase to individual customers from \$19.50 to \$17.00. Staff recommended approval of the settlement.

PARKING ISSUES ALONG SH 105 IN CONJUNCTION WITH THE ACCESS MANAGEMENT PROJECT

Director of Engineering Thomas Woolley addressed Council regarding the SH 105 Access Management Project. Mr. Woolley explained that when this project began, the initial preliminary engineering was not only to coordinate with utilities but also property owners adjacent to the property. Mr. Woolley explained that letters were sent to business owners along this corridor informing them that they were parking on State right-of-way property and TxDOT also communicated this information to the business owners as well. Mr. Woolley stated that this would affect five properties. Councilman Martin noted that two of the businesses have been out of code for a long period of time. Director of Community Development Nancy Mikeska stated that safety was a big concern.

Mayor Tem Coon and Councilman Martin were in agreement to clean up this area of the city and to hold people/businesses accountable.

EXECUTIVE SESSION

Item deferred

BRIEFING

None

COUNCIL MEMBERS INQUIRY TIME

None

There being no further business brought before the Council, the meeting was recessed until tomorrow at 6:00 p.m.

RECONVENE

THURSDAY, MAY 10, 2018 – 6:00 P.M.

OFFICIAL ACTION OF THE CONROE CITY COUNCIL

CALL TO ORDER

CALL OF ROLL

PRESENT: Mayor Powell
Mayor Pro Tem Coon
Council Members Gibson, Martin and Snider
City Administrator Paul Virgadamo
City Attorney Marcus Winberry
City Secretary Soco M. Gorjón

ABSENT: Council Member Ham

INVOCATION: Pastor Jerry Frank – Cornerstone Church

PLEDGE: Boy Scout Troop No. 161

Mayor Powell recognized Police Officer Lindeman for his 3½ years of service to the Police Department.

PROCLAMATIONS: National Public Works Week - May 20-26, 2018
National Travel and Tourism Week – May 6–12, 2018

CITIZEN INQUIRY

John Nicks addressed Council requesting the City to consider putting “To Go” parking in front of downtown restaurants.

CONTRACT FOR GRACE CROSSING EXTENSION PROJECT

A motion to award the contract for Grace Crossing Extension Project to Wadecon, LLC was made by Councilman Gibson and seconded by Councilman Martin. The motion carried unanimously.

CONSOLIDATED COMMUNICATIONS ESTIMATE FOR SH 105 ACCESS MANAGEMENT PROJECT

A motion to approve Consolidated Communications utility work in the amount of \$61,696.14 was made by Councilman Snider and seconded by Councilman Gibson. The motion carried unanimously.

AMENDMENT TO TPLC29 DEVELOPER PARTICIPATION AGREEMENT

A motion to approve the amended agreement between the City and TPLC29, LLC to extend City water and sewer mains from the existing mains across SH 105 to approximately 47- commercial acres located within the City limits was made by Councilman Gibson and seconded by Councilman Martin. The motion carried unanimously.

SETTLEMENT AGREEMENT – RATES AND TARIFFS FOR GAS UTILITY SERVICE BY SIENERGY LP

A motion to approve the proposed Ordinance adopting a settlement agreement setting rates and establishing tariffs for the provision of gas utility service by SiENERGY LP for its customers in Conroe, Texas was made by Councilman Martin and seconded by Councilman Gibson. The motion carried unanimously.

PERFORMANCE BASED CASH INCENTIVE FOR NEORIG

A motion to approve a performance based cash incentive for NEORig was made by Councilman Gibson and seconded by Councilman Martin. Mayor Pro Tem Coon recused himself from the vote. The motion carried unanimously.

CONSENT AGENDA

A motion was made by Councilman Snider, seconded by Councilman Gibson to approve the Consent Agenda, Items 6-12 as presented. The motion carried unanimously.

- Award Contract for Utility Bill Printing and Mailing Services to Data Prose.
- Approve Master Agreement – Other Post-Employment Benefits (OPEB) Actuarial Valuations.
- Approve Master Interlocal Purchase Agreement with the North Central Texas Council of Governments.
- Approve Agreement for exchange of real property with Ivana Naumovic for acquisition of property for new Wastewater Treatment Plant Outfall.
- Approve Commission and Board Meeting absences.
 - April 19, 2019 Meeting: Steve Haiely
- Approve Minutes held on April 11 & 12, 2018.
- Payment of Statements:

• Grapevine DCJ, LLC	Inv. No. 268289 – 2018 Dodge Ram 4500	\$ 52,899.00
• Christensen Building Group	Inv. No. 15 Fire Station 7 – Fire Station 7 Building Construction	\$103,037.20
• Wharton Smith, Inc	Inv. No. 5 – Southwest WWTP Plant Flood restoration/Repairs	\$619,715.68
• SJRA/GRP Division	Inv. No. April '18 -- Surface water fee	\$713,792.66
• Alcott, Inc dba THC	Inv. No. 6 – Windsor Lakes Force Main	\$537,371.30

Nancy Mikeska, Director of Community Development addressed Council regarding political signs. Mrs. Mikeska stated that if your political race has concluded, you have 14 days to remove your signs. If you are in a runoff, then you are within the timeframe to put out your signs.

There being no further business to consider, a motion was made by Councilman Martin, seconded by Councilman Snider to adjourn the meeting.